



Town of Tyngsborough
Planning Board
25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext. 115

MINUTES
June 4, 2009

APPROVED

Attachments:

1. Meeting Agenda
2. Planning Board Monthly Report: May 2009

Members Present: Caryn DeCarteret, Chairman
Steve Nocco, Vice Chairman
Steve O'Neill, Treasurer
Tom Delmore
Pamela Berman, Clerk
Jesse Johnson, P.E.: David E. Ross Associates

Members Absent: Jim Miller

7:00pm - Meeting called to order by Chairman DeCarteret

7:02pm - T.I.L.Q. Application – 96 Groton Road (M3, P4, L1): Kenneth Johnson

C. DeCarteret disclosed her personal acquaintance with the applicants. Bettina & Kenneth Johnson appeared before the Board to submit an application for a Temporary Independent Living Quarters (T.I.L.Q.) to be added to their existing home. The addition proposed is approximately 900 square feet. The Board informed the applicants that the maximum square footage allowed in a T.I.L.Q. is 700 sq. ft. In addition, the plans presented require modifications in order to comply with the by-laws. Therefore, the Board did not sign in the application and instructed the applicant to make the suggested modifications and come back at another date.

7:10pm - T.I.L.Q. Application – 12 Trotting Park Road (M33, P23, L0): John Slates

Mr. Slates appeared before the Board to discuss an application for a T.I.L.Q. designation on his home. The “in-law” apartment was constructed as part of the original home construction over 25 years ago. Building Inspector Mark Dupell notified the homeowner that a second means of egress would be necessary to bring the home into compliance with his department. Mr. Slates informed the Board that since the “in-law” apartment was built before the current by-law regulations were ratified, he thought that it should be “grandfathered” into compliance. The Board agreed but suggested that Mr. Slates acquire a certified and notarized letter that states that fact. Mr. Slates agreed to pursue that suggestion.

7:30pm - Special Permit Application – 10 Middlesex Road (M28, P91, L0): Nicole Choate

Ms. Choate appeared before the Board to submit her Special Permit application, plans, and fees for the law office at this address. The Board signed in the application and scheduled the public hearing for July 16, 2009 at 7pm. Ms. Choate also asked the Board if it was possible to subdivide the property. However, after review of the acreage and the zoning it was determined that it would not be possible to do so.

DISCUSSION

8:15pm - Beaver Run North and Deer Ridge Estates Bond Releases.

The Board agreed that any bond release discussions would be tabled until the July 10th deadline for completion of the road repairs has expired. The topic will therefore, be discussed at the July 16th Planning Board meeting.

ENGINEER REPORTS

J. Johnson submitted his reports for Beaver Run North and Deer Ridge Estates.

8:20pm

S. O'Neill: Motion to adjourn

S. Nocco: 2nd the motion

In Favor: 3 **Opposed:** 0 **Absent:** 2

Passes: 3 - 0

Minutes respectfully submitted by
Pamela Berman
Planning Board Administrative Assistant